



PIEDRA ESTATES ESCAPE

620 MAJESTIC DRIVE, PAGOSA SPRINGS, COLORADO



7.86 Private Acres
Mountain Views
2,508 SF Home

The Property

Welcome to your dream ranchette on 7.86 picturesque acres. This horse-friendly property features a 2-stall barn with runs, a 60'x120' riding arena, and a fenced lower meadow for grazing. The 2508 sq. ft. split-level home boasts a charming stucco and rock exterior. Upstairs includes the primary bedroom, guest bedroom, bath, kitchen with Alder cabinets and granite countertops, and living room. Downstairs offers a cozy family room with a wood stove, an additional guest bedroom, flex room, and large laundry/hobby room. Enjoy the 14'x19' covered deck and modern amenities like city water, natural gas, and underground electric. Conveniently located between downtown and uptown, it also includes an 18'x36' RV space. Experience serene country living with all the modern comforts.



Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 7.86 Acres
- ~ 2,508 SF Home (3 BR/2 BA)
- ~ Equestrian Facilities
- ~ Wood Stove
- ~ Large Open Kitchen
- ~ Large Covered Deck
- ~ Alder Cabinets
- ~ Conveniently Located
- ~ Stunning Views



INFRASTRUCTURE

- ~ City Water
- ~ Natural Gas
- ~ Underground Electric
- ~ Central A/C



TAXES/ZONING/SUBDIVISION

- ~ \$3,234.04
- ~ Zoned Residential
- ~ Piedra Estates



PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.



360 Degree Tour

Click Image Above To View Video

Take a 360 degree tour of this 2,508 SF home with 3 bedrooms, 2 baths on 7.86 acres of land with stunning views.





The Location



[Click To View
Interactive Map](#)

WHERE IS PAGOSA SPRINGS, CO?

FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.

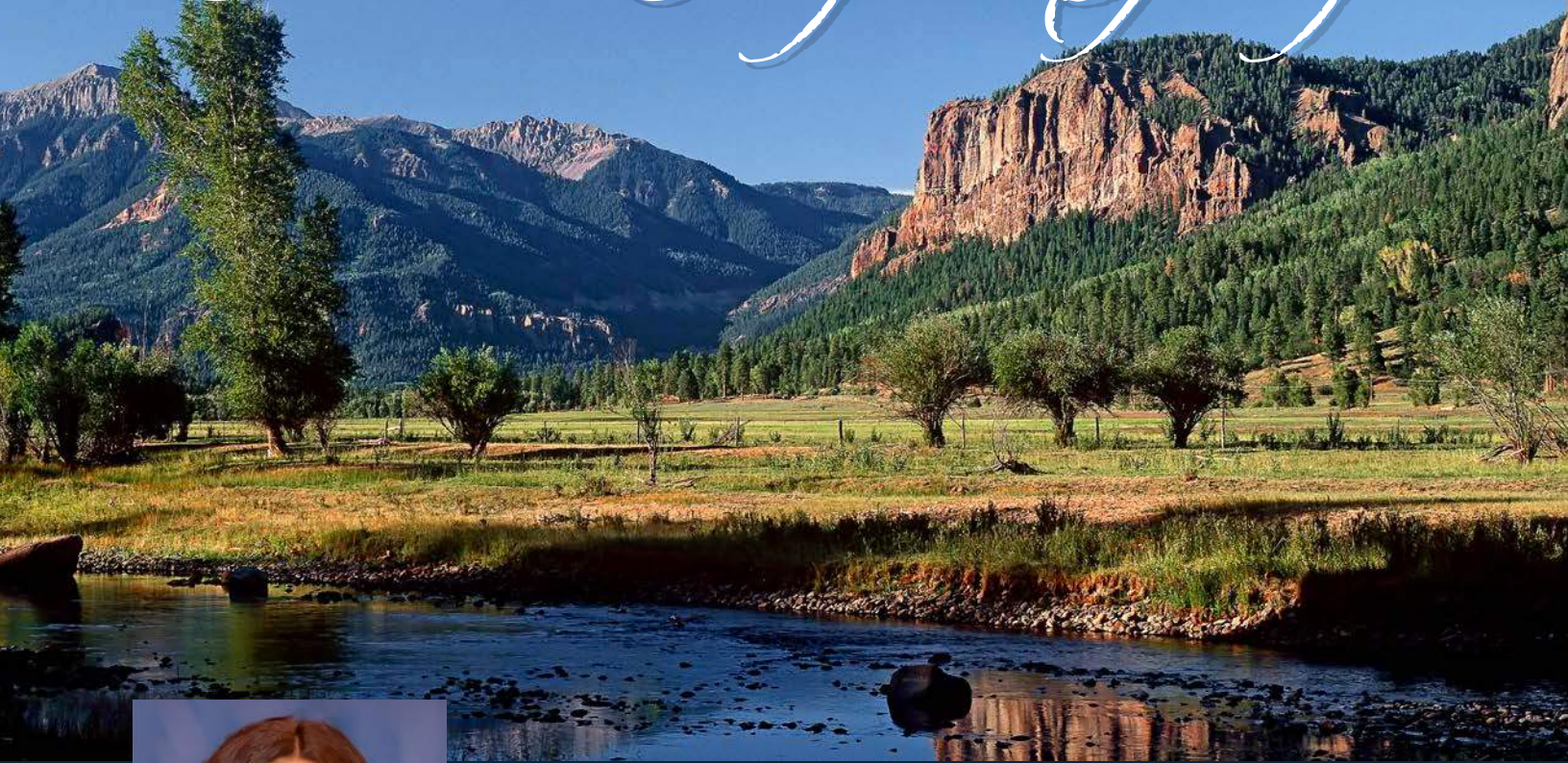


The Lifestyle

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Discover Pagosa Springs



OFFERED BY

Juli Morelock

970.946.2137 Mobile | 970.264.1250 Office

Juli@GallesProperties.com



www.GallesProperties.com

Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.